

ORDINANCE NO. 20080410-070

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12633 RESEARCH BOULEVARD AKA U.S. HIGHWAY 183 SERVICE ROAD NORTHBOUND, FROM COMMUNITY COMMERCIAL (GR) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from community commercial (GR) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2008-0026, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 3, MRI Systems Corporation Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 64, Page 6, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 12633 Research Boulevard aka U.S. Highway 183 Service Road Northbound, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

B. The following uses are prohibited uses of the Property:

Commercial blood plasma center
Limited warehousing and distribution

Pawn shop services

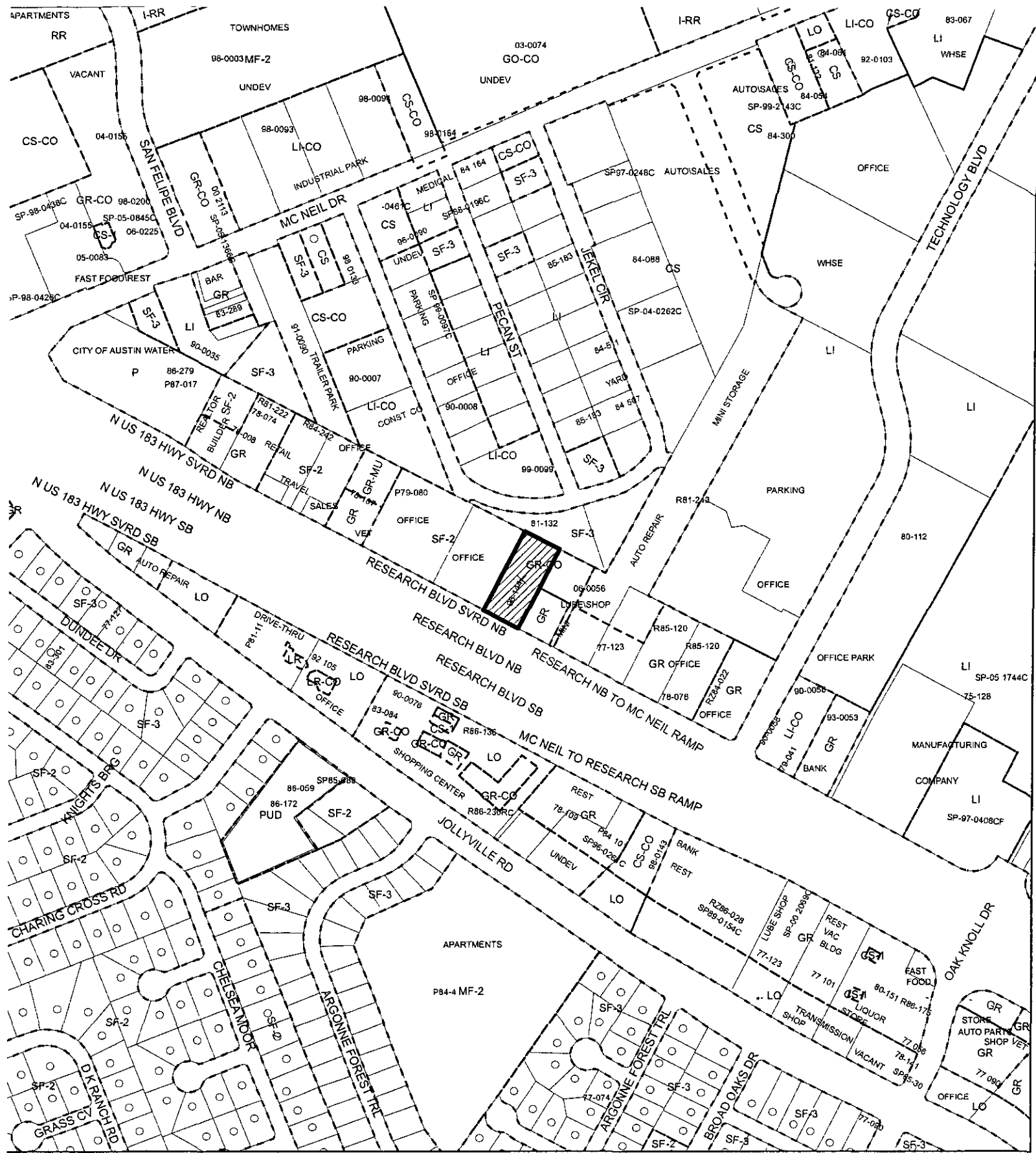
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on April 21, 2008.

PASSED AND APPROVED




_____, April 10 _____, 2008 §
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 § _____
 Will Wynn
 Mayor

APPROVED: _____ **ATTEST:** _____
 David Allan Smith Shirley A. Gentry
 City Attorney City Clerk



ZONING EXHIBIT A



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE# C14-2008-0026
 ADDRESS 12633 RESEARCH BLVD NB
 SUBJECT AREA 0.89 ACRES
 GRID H36
 MANAGER S. SIRWAITIS

OPERATOR: S. MEEKS



1" = 400'

This map has been produced by GIS Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.